

Agency: Commerce, Community and Economic Development**Grants to Named Recipients (AS 37.05.316)****Grant Recipient: Safe Harbor Muldoon****Federal Tax ID: 92-0170285****Project Title:**

Safe Harbor Muldoon - Acquisition of Ramada Inn In Muldoon

State Funding Requested: \$ 1,000,000**House District: 19 - J**

One-Time Need

Brief Project Description:

Funding towards purchase of Ramada Inn in Muldoon, which would be used by Safe Harbor as additional transitional housing for homeless families and people with disabilities in the process of becoming self sufficient.

Funding Plan:**Total Cost of Project: \$3,780,000**

	<u>Funding Secured</u>		<u>Other Pending Requests</u>		<u>Anticipated Future Need</u>	
	<i>Amount</i>	<i>FY</i>	<i>Amount</i>	<i>FY</i>	<i>Amount</i>	<i>FY</i>
Rasmuson Foundation			\$1,500,000	2008		
Other	\$50,000	2008				
Total	\$50,000		\$1,500,000			

*Explanation of Other Funds:**See attached spreadsheet***Detailed Project Description and Justification:**

Safe Harbor Muldoon

Acquisition of Ramada Inn in Muldoon

50 more units for a new total of 105 Safe Harbor units

Safe Harbor Inn success to date

- > 2,200 guests (28% Alaska Mental Health Trust Authority beneficiaries)
- > 208,000 bed nights (33% of bed nights for Trust beneficiaries)
- Two previous expansions, in 2002 and 2004, grew the hotel from 21 to 55 units
- More than 70% of guests have moved directly to permanent housing from Safe Harbor
- Guest level of satisfaction = 4.9 out of a possible 5.0
- Cost-effective: Operating expenses average less than \$10 per bed night
- Growing need for Safe Harbor services: waiting list of >200 people, mostly families with children

Project description

- Purchase of 50-unit motel now operating as Ramada Inn at 207 Muldoon Road
- 20 more units will be set aside for Trust beneficiaries (total of 40 out of 105 units)
- Built in 1997, Ramada Inn property is in excellent shape and is ready to go
- Attached How How Restaurant will be leased to a culinary training program or other suitable community program (liquor license will be sold and moved out of the community)

Cost and funding

- Acquisition cost is approximately \$4 million: purchase price of \$3.775 million plus transaction and related costs of \$225,000. No operating funds are requested.
- Sources of capital funds: Alaska Housing Trust (HB 324, SB 231), foundations, corporations, private donors
- Upon completion of capital funding, Safe Harbor Muldoon operating costs (about \$9 per bed night) will be funded from lodging fees, small AHFC grant, and private donations.

Timeline

- Funding commitments to be essentially in place by June 30, 2008
- Closing and move-in scheduled for October 15, 2008
- Re-opening as Safe Harbor Muldoon scheduled for November 9, 2008

Expected annual outcomes after expansion from 55 to 105 units

- Ability to serve 250+ people every day, of whom more than 80% are families and half are children
- > 85,000 bed nights per year of safe, comfortable lodging and related services will be provided for at least 800 homeless persons, including at least 200 Trust beneficiaries.
- > 550 guests each year, including at least 150 Trust beneficiaries, will move directly to permanent housing from Safe Harbor.
- A superior level of customer service to ensure that guests enjoy and benefit from their stays
- Ten new jobs for former Safe Harbor Inn guests (for a total of 20) – our staff are former guests.
- Safe Harbor Inn will continue to be self-sustaining financially and otherwise.

Project Timeline:

FY2009 funds will be expended in 2009

Entity Responsible for the Ongoing Operation and Maintenance of this Project:

Safe Harbor

Grant Recipient Contact Information:

Contact Name: Lynne Ballew
Phone Number: (907) 350-3449
Address: 1905 E 4th Ave
Anchorage, AK 99501
Email: lballew@gci.net

Has this project been through a public review process at the local level and is it a community priority? ☐ Yes ☒ No

Safe Harbor Muldoon Acquisition of Ramada Inn in Muldoon

50 more units for a new total of 105 Safe Harbor units

Safe Harbor Inn success to date

- > 2,200 guests (28% Alaska Mental Health Trust Authority beneficiaries)
- > 208,000 bed nights (33% of bed nights for Trust beneficiaries)
- Two previous expansions, in 2002 and 2004, grew the hotel from 21 to 55 units
- More than 70% of guests have moved directly to permanent housing from Safe Harbor
- Guest level of satisfaction = 4.9 out of a possible 5.0
- Cost-effective: Operating expenses average less than \$10 per bed night
- Growing need for Safe Harbor services: waiting list of >200 people, mostly families with children

Project description

- Purchase of 50-unit motel now operating as Ramada Inn at 207 Muldoon Road
- 20 more units will be set aside for Trust beneficiaries (total of 40 out of 105 units)
- Built in 1997, Ramada Inn property is in excellent shape and is ready to go
- Attached How How Restaurant will be leased to a culinary training program or other suitable community program (liquor license will be sold and moved out of the community)

Cost and funding

- Acquisition cost is approximately \$4 million: purchase price of \$3.775 million plus transaction and related costs of \$225,000. No operating funds are requested.
- Sources of capital funds: **Alaska Housing Trust** (HB 324, SB 231), foundations, corporations, private donors
- Upon completion of capital funding, Safe Harbor Muldoon operating costs (about \$9 per bed night) will be funded from lodging fees, small AHFC grant, and private donations.

Timeline

- Funding commitments to be essentially in place by June 30, 2008
- Closing and move-in scheduled for October 15, 2008
- Re-opening as Safe Harbor Muldoon scheduled for November 9, 2008

Expected annual outcomes after expansion from 55 to 105 units

- Ability to serve 250+ people every day, of whom more than 80% are families and half are children
- \geq 85,000 bed nights per year of safe, comfortable lodging and related services will be provided for at least 800 homeless persons, including at least 200 Trust beneficiaries.
- \geq 550 guests each year, including at least 150 Trust beneficiaries, will move directly to permanent housing from Safe Harbor.
- A superior level of customer service to ensure that guests enjoy and benefit from their stays
- Ten new jobs for former Safe Harbor Inn guests (for a total of 20) – our staff are former guests.
- Safe Harbor Inn will continue to be self-sustaining financially and otherwise.

Safe Harbor Inn
Acquisition of Ramada Inn in Muldoon
50 more units of transitional housing
for homeless families and people with disabilities

Uses of Funding		Sources of Funding		
Project Component	Cost	Amount	Source	Pending/ Secured/ Committed
Purchase of Ramada Inn	\$3,775,000			
Closing costs	\$5,000			
		Safe Harbor:		
		\$50,000	Safe Harbor Inn equity	Secured
		Public funds:		
		\$1,500,000	Alaska Housing Trust	Pending
			Alaska State Legislature	Pending
		Foundations:		
		\$2,055,000	Rasmuson Foundation	Pending
			Providence Foundation	Pending
			Murdock Charitable Trust	Pending
			Paul G Allen Char. Found.	Pending
			WellsFargo Housing Found.	Pending
		Companies:		
		\$104,000	Alaska National Insurance	Pending
			ConocoPhillips	Pending
			Alyeska Pipeline Service Co.	Pending
			BP Exploration (Alaska)	Pending
			First National Bank Alaska	Pending
			Northrim Bank	Pending
			Credit Union 1	Pending
			Odom Corporation	Pending
			Chevron Texaco	Pending
			ExxonMobil	Pending
		Individuals:		
		\$71,000	Private individuals & groups	Pending
			Private individuals & groups	Pending
TOTAL	\$3,780,000	TOTAL	\$3,780,000	